



5 Marjory Court, Bathgate

Offers Over £108,000



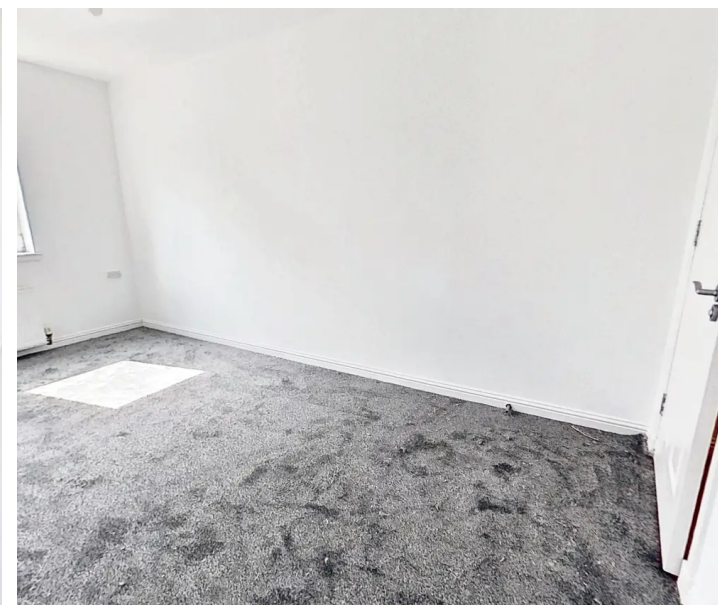
5 Marjory Court

Bathgate, Bathgate

Charming first-floor 2-bed flat with convenient location near train station and town centre. Features fresh decor, new carpeting, gas central heating, bathroom, en-suite, and ample parking. Ideal for discerning buyers seeking modern interiors and practical amenities.

Tenure: Freehold

- Ideal location for train station and town centre
- First Floor Flat
- New carpeting and floorcoverings throughout
- Gas Central Heating with a combi boiler
- Bathroom and en-suite Shower Room
- Ample Parking to Rear





Hall

15' 7" x 7' 0" (4.75m x 2.13m)

Spacious hall with doors off to all apartments. New carpeting through hall, lounge and bedrooms. Radiator.

Lounge

13' 0" x 10' 8" (3.96m x 3.25m)

Comfortable sitting room with front facing window. Radiator.

Fitted Kitchen

9' 5" x 7' 6" (2.87m x 2.29m)

Fitted with base and wall mounted units, gas hob, electric fan assisted oven, extractor hood, stainless sink, side drainer and mixer tap, worktops with tiling above. Front facing window. The washing machine is include in the sale but is not warranted. Space for fridge/freezer. Radiator.

Bedroom One

14' 5" x 7' 10" (4.39m x 2.39m)

Rear facing window. Double fitted wardrobe concealed behind bi-fold doors. Door to ensuite shower room. Radiator.

En-suite Shower Room

4' 8" x 4' 7" (1.42m x 1.40m)

Fitted with double shower cubicle and electric shower, pedestal wash hand basin with mixer tap and splashback, and dual flush WC. New vinyl floorcovering, radiator.

Bedroom Two

10' 2" x 7' 5" (3.10m x 2.26m)

Double bedroom with rear facing window. Two cupboards, one with shelf and hanging rail and one housing combi gas central heating boiler. Radiator.

Bathroom

7' 6" x 5' 6" (2.29m x 1.68m)

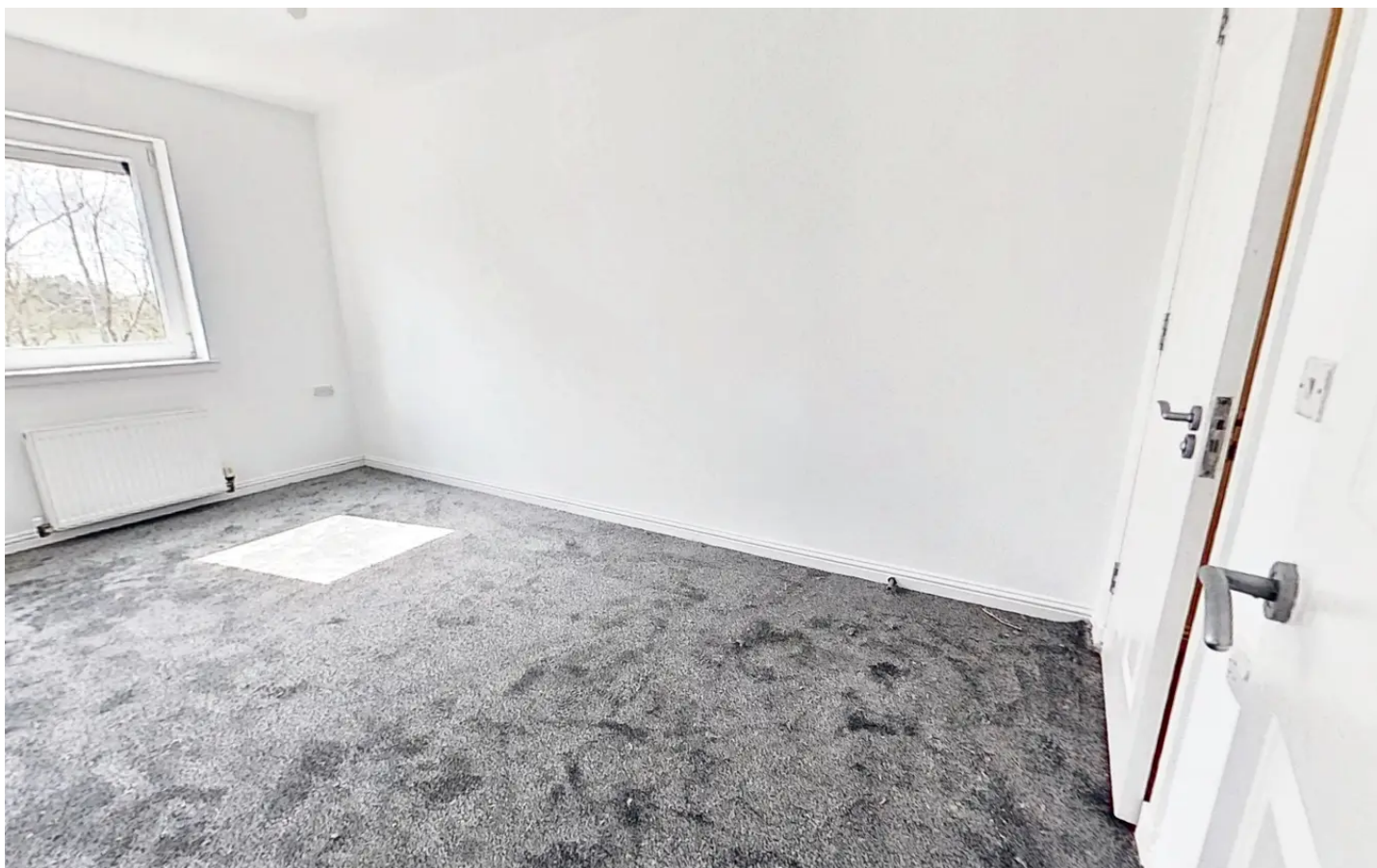
Fitted with bath and mixer tap, pedestal wash hand basin and dual flush WC. Tiled to dado height around bath. Radiator.

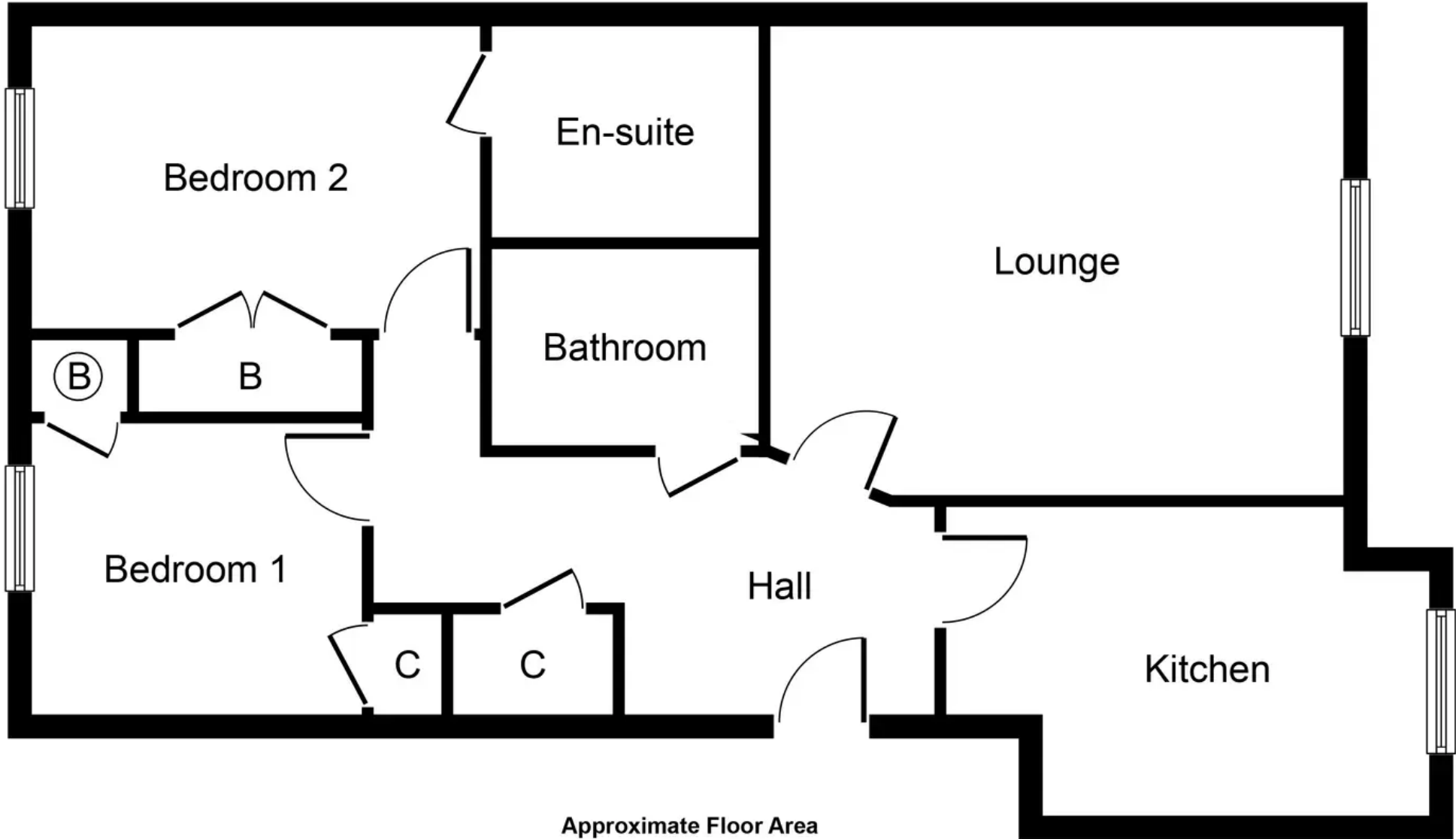


OFF STREET

2 Parking Spaces

Ample off street parking to rear.





Approximate Floor Area
727 sq. ft.
(67.6 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



KnightBain Estate Agents

Knightbain, 4 Greendykes Road, Broxburn - EH52 5AG

01506 852000

info@knightbain.co.uk

www.knightbain.co.uk/

